

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		FREEMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	VOSNAKIS NICHOLAOS & STEVEN		
Owner 2:	VOSNAKIS FLORENCE & MICHAEL		
Owner 3:			
Street 1:	72 FREEMAN ST		
Street 2:	TRS/N.VOSNAKIS FAMILY TRUST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3103 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200		
Total AC/HA:			0.09871	Total SF/SM:		4300	Parcel LUC:		104	Two Family		Prime NB Desc:		ARLINGTON					Total:		439,199	Spl Credit				Total:		439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4300.000	524,300	5,100	439,200	968,600		7478
							GIS Ref
							GIS Ref
Total Card	0.099	524,300	5,100	439,200	968,600	Entered Lot Size	
Total Parcel	0.099	524,300	5,100	439,200	968,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	312.20	/Parcel:	312.2	Land Unit Type:	Insp Date
							10/28/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	524,500	5100	4,300.	439,200	968,800	968,800	Year End Roll	12/18/2019
2019	104	FV	401,000	5100	4,300.	466,600	872,700	872,700	Year End Roll	1/3/2019
2018	104	FV	401,000	5100	4,300.	340,400	746,500	746,500	Year End Roll	12/20/2017
2017	104	FV	376,300	5100	4,300.	296,500	677,900	677,900	Year End Roll	1/3/2017
2016	104	FV	376,300	5100	4,300.	252,500	633,900	633,900	Year End	1/4/2016
2015	104	FV	335,600	5100	4,300.	247,000	587,700	587,700	Year End Roll	12/11/2014
2014	104	FV	335,600	5100	4,300.	203,100	543,800	543,800	Year End Roll	12/16/2013
2013	104	FV	349,100	5100	4,300.	193,200	547,400	547,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

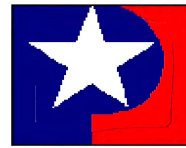
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2017	Inspected	BS	Barbara S
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
2/1/1992		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	7478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

AssessPro Patriot Properties, Inc